

6 DCCW2008/0177/F - PROPOSED DWELLING AT LAND ADJACENT TO ROSEMULLION, BISHOPSTONE, HEREFORD, HEREFORDSHIRE, HR4 7JE

For: P.J. Developments per Daniel Forrest, Satchmo, 2 Broomy Hill, Hereford, Herefordshire, HR4 0LH

Date Received: 24 January 2008 Ward: Wormsley Ridge Grid Ref: 42075, 43078

Expiry Date: 20 March 2008

Local Member: Councillor AJM Blackshaw

1. Site Description and Proposal

- 1.1 Rosemullion is located between Whipsiderry and White Roses on the southern side of the C1097 road and running through the centre of the settlement of Bishopstone, Hereford.
- 1.2 The site presently forms the extended garden area to Rosemullion. The proposal is to erect a dwelling comprising bedroom with en-suite, kitchen/diner and lounge on the ground floor with two bedrooms and bathroom on the first floor. A new access will be created onto the village road. External materials proposed are brick under a tiled roof.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy H6	-	Housing in Smaller Settlements
Policy DR1	-	Design
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy T11	-	Parking Provision
Policy ARCH6	-	Recording of Archaeological Remains

3. Planning History

- 3.1 DCCW2007/0377/O Erection of one detached dwelling with garage. Withdrawn 10 April 2007.
- 3.2 DCCW2007/2069/O Erection of one detached dwelling with garage. Approved 29 August 2007.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: Raise no objection subject to appropriate conditions.

Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions.
- 4.3 Conservation Manager (Archaeology): The archaeological sensitivity of the proposed development site is great, being directly adjacent to the course of a significant Roman road leading from the former Roman town of Kenchester. Given the nature and scale of the likely ground disturbance under the proposal, the development impact will probably be moderately severe. There are clearly significant archaeological issues in this case.

However, it is also my view that it should be possible to mitigate any damaging effects of the development by means of an archaeological investigation prior to / during development works on site. Accordingly I have no objections to the above proposal, subject to the attachment of suitable archaeological conditions to any permission granted. I would therefore advise the standard archaeological condition E01 (to secure an archaeological watching brief in this case).

The above advice follows the guidance in PPG16 Section 30, and is in accordance with Policy ARCH6 of the adopted Herefordshire Unitary Development Plan.

5. Representations

- 5.1 Bishopstone Parish Council: Evidence to show footprint of building is 90m². Does not meet our Parish Council proposal - 2 bed single storey. Could allow a family, 2 children + 3 cars - increase in traffic. Excavation is proposed therefore archaeological survey required.
- 5.2 Two letters of objection have been received from Mr. A. Knott, White Roses, Bishopstone, Hereford and Mr. & Mrs. B. Megson, Whipsiderry, Bishopstone, Hereford.

The main points raised are:-

1. The outline planning permission was for a two bedroom bungalow. This is a three bed dormer.
2. A dormer bungalow is a two storey dwelling.
3. The total floor space excluding garage is 93 - 94 sq.m. above the 90 sq.m. allowed for a three bed dwelling.
4. The conservatory onto Rosemullion has not been erected and is now for sale. Therefore not complying with the 30 metre frontage criteria.
5. Greater consideration should be given to the Parish Council's recommendation for single storey 2 bed accommodation.
6. The roof alignment differs from the adjoining dwellings and is therefore out of character and appearance.
7. To reduce its impact they are proposing to reduce the ground level by approximately 2500mm - 300mm but this will still leave the dwelling 500mm above

the adjoining bungalow and therefore still out of character and appearance with the locality.

5.3 The applicants have confirmed the following information:-

1. The plot size is 350m² and the floor space excluding the garage is 88.2m².
2. The site will be excavated to provide a suitable gradient to the road. This also enables the ground level to be lowered.
3. The existing mature hedge to the side and rear will remain.

The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 Outline planning permission was granted for this infill plot last year. Conditions imposed at that time limited the habitable floor space to 90 sq.m. in accordance with Policy H6 of the Herefordshire Unitary Development Plan and restricted the development to single storey.
- 6.2 Accordingly due to use of the roof area for two bedrooms, a full planning application has been submitted for consideration rather than a Reserved Matters application. The floor area of the property has been assessed and the agent has made a minor variation to ensure that the proposed floor area is under 90m². There were no bedroom numbers conditioned on the previous application. However the 90m² equates to the criteria laid down in Policy H6 for a 3 bed dwelling. The plot area is also restricted to below 350m², again as required by Policy H6.
- 6.3 Concern has been expressed that the gap between dwellings is greater than the 30 metre criteria. This was identified when the outline planning permission was considered. It was pointed out that the gap was 32.5 metres and that the applicant could, under permitted development, extend the conservatory to comply. It was considered reasonable to support the development in accordance with the general principles of the policy and the same view is taken again.
- 6.4 Regarding the design of the property, the setting down of the slab helps reduce the impact of the higher ridge level together with the gable facing the road which helps provide space between properties. The modest increase in height above adjoining property therefore breaks the monotony of the same roof plane and provides interest in the streetscene and is therefore considered acceptable and not detrimental to the character and appearance of the area.
- 6.5 Accordingly the proposal is considered to satisfy the general requirements for the infill of gaps within smaller settlements as identified by Policy H6 of the Herefordshire Unitary Development Plan subject to the conditions as listed below.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 (Time limit for commencement (full permission)).**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. C01 (Samples of external materials).

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

3. E01 (Site investigation – archaeology).

Reason: To ensure the archaeological interest of the site is recorded and to comply with the requirements of Policy ARCH6 of Herefordshire Unitary Development Plan.

4. F08 (No conversion of garage to habitable accommodation).

Reason: To ensure adequate off street parking arrangements remain available at all times and to comply with Policy H18 of Herefordshire Unitary Development Plan.

5. F14 (Removal of permitted development rights).

Reason: In order to protect the character and amenity of the locality, to maintain the amenities of adjoining property and to comply with Policy H13 of Herefordshire Unitary Development Plan.

6. F16 (No new windows in specified elevation).

Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.

7. F17 (Obscure glazing to windows).

Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.

8. I16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

9. G09 (Details of Boundary treatments).

Reason: In the interests of visual amenity, to ensure the development has an acceptable standard of privacy and to conform to Policy DR1 of Herefordshire Unitary Development Plan.

10. I22 (No surface water to public sewer).

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding so as to comply with Policy DR4 of Herefordshire Unitary Development Plan.

11. I51 (Details of slab levels).

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site so as to comply with Policy DR1 of Herefordshire Unitary Development Plan.

12. H04 (Visibility over frontage).

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

13. H05 (Access gates).

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

14. H06 (Vehicular access construction).

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

15. H09 (Driveway gradient).

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

16. H12 (Parking and turning - single house).

Reason: In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.

Informatives:

- 1. HN01 - Mud on highway.**
- 2. HN04 - Private apparatus within highway.**
- 3. HN05 - Works within the highway.**
- 4. HN10 - No drainage to discharge to highway.**
- 5. N19 - Avoidance of doubt - Approved Plans.**
- 6. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

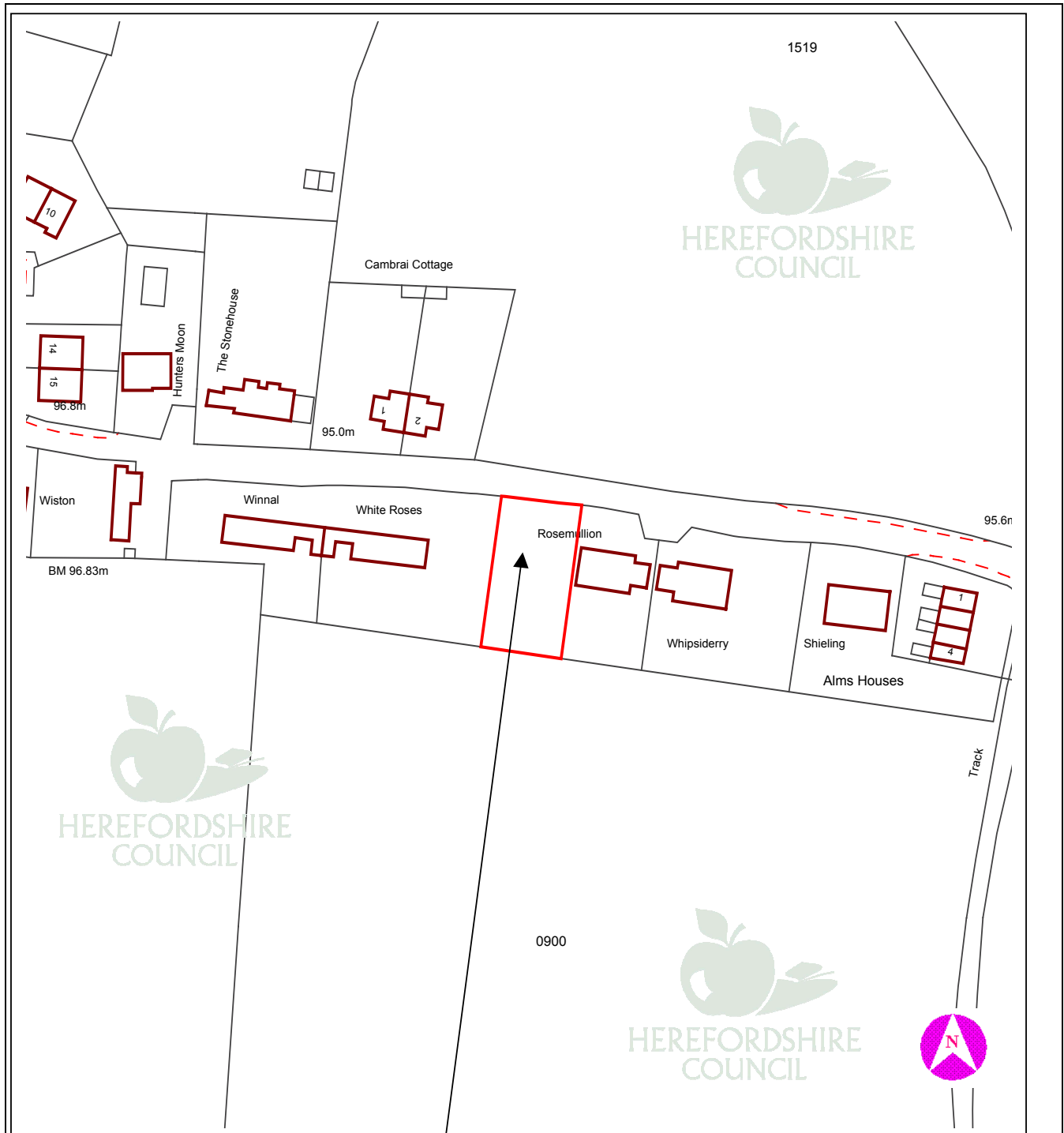
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2008/0177/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent to Rosemullion, Bishopstone, Hereford, Herefordshire, HR4 7JE

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